128.A	0003	0011.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	884,500	/	884,500
USE VALUE:	884,500	/	884,500
ASSESSED:	884,500	/	884,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	WALNUT ST, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1:	SUN GUOQING
Owner 2:	HE YICHEN
Owner 3:	
Street 1:	11 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZHANG CHUNHUI & -
Owner 2:	LI DONGXU -
Street 1:	11 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Clapboard Exterior and 1914 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	884,500			884,500
Total Card	0.000	884,500			884,500
Total Parcel	0.000	884,500			884,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.12 | /Parcel: 462.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
416117			09/13/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.A-0003-0011.0

!16124!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	869,300	0	.		869,300	869,300	Year End Roll	12/18/2019
2019	102	FV	847,400	0	.		847,400	847,400	Year End Roll	1/3/2019
2018	102	FV	773,500	0	.		773,500	773,500	Year End Roll	12/20/2017
2017	102	FV	696,700	0	.		696,700	696,700	Year End Roll	1/3/2017
2016	102	FV	697,400	0	.		697,400	697,400	Year End	1/4/2016

PRINT

Date	Time
12/11/20	05:45:58

LAST REV

Date	Time
11/16/20	08:49:06

jorourke

TAX DISTRICT

PAT ACCT. 16124

USER DEFINED

Prior Id # 1:	83135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG CHUNHUI &	75500-547	1	8/31/2020		909,000	No	No		
CARNEY JOHN A	64617-16		12/5/2014		705,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2016	18	Solar Pa	16,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
9/13/2018	Measured	DGM	D Mann
1/21/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7342																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.5	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.81347966
Const Adj.:	0.99495000
Adj $ / SQ:	198.296
Other Features:	70570
Grade Factor:	1.33
NBHD Inf:	1.50000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	897967
Depreciation:	13469
Depreciated Total:	884497

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	395.60
Special Features:	0	Val/Su Net:	462.12
Final Total:	884500	Val/Su SzAd	462.12

SKETCH

UnSketched SubAreas:
GLA: 1914,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,914	198.300	379,539

Net Sketched Area:	1,914			Total:	379,539
Size Ad	1914	Gross Are	1914	FinArea	1914

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.A-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	